

**CITY OF LONG BEACH  
PLANNING COMMISSION AGENDA  
333 W. Ocean Boulevard – (562) 570-6321  
(562) 570-6068 FAX  
June 15, 2006  
CITY COUNCIL CHAMBER**

**STUDY SESSION**

12:00 – Presentation of the Los Cerritos Wetlands Study Group Report

**ADJOURN**

**PUBLIC HEARING (reconvene)** 1:30 PM

**CALL TO ORDER**

**ROLL CALL**

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg, Winn

**PLEDGE OF ALLEGIANCE**

**MINUTES**

**SWEARING OF WITNESSES**

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

**GUIDE FOR PERSONS INTENDING TO SPEAK**

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

## Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

## CONSENT CALENDAR

**1a. Case No. 0511-25**  
Site Plan Review, Standards  
Variance  
ND 08-06

(Derek Burnham,  
Project Planner)

**Enter-Arc**  
**c/o Lance Brown**  
**2200 Lakewood Boulevard (Council District 4)**

Request for approval of Site Plan Review for a new 6,400 square foot commercial building, with a Standards Variance for front and side setbacks of 5 feet (instead of not less than 10 feet).

RECOMMENDATION:

Planning Commission continue to July 6, 2006.

**1b. Case No. 0605-03**  
Conditional Use Permit  
CE 06-85

(Lynette Ferenczy,  
Project Planner)

**Bixby Land Company**  
**c/o Tom Turner for Northeast Auto Dealers Association**  
**3350 E. 29<sup>th</sup> Street (Council District 5)**

Request for approval of a Conditional Use Permit to allow the replacement of an electronic message center sign. The application includes requests for waiver of several special conditions for electronic message centers.

RECOMMENDATION:

Planning Commission approve the Conditional Use Permit, subject to conditions of approval.

**1c. Case No. 0603-98**  
Conditional Use Permit  
CE 06-59

(Lynette Ferenczy,  
Project Planner)

**Vestar Property Management**  
**c/o SSOE, Inc for PetsMart, Inc.**  
**7631 Carson Boulevard (Council District 5)**

Request for approval of a Conditional Use Permit to allow boarding of animals as an accessory use to the PetsMart store.

RECOMMENDATION:

Planning Commission approve the Conditional Use Permit, subject to conditions of approval.

## **CONTINUED ITEMS**

2. **Case No. 0601-07**  
Amendment to Zoning Ordinance  
CE 06-54

(Lemuel Hawkins,  
Project Planner)

RECOMMENDATION:

**City of Long Beach**  
**c/o Suzanne Frick, Director of Planning and Building**  
**Long Beach Boulevard Planned Development District**  
**(PD-29)**

Proposed amendments to Long Beach Boulevard Planned Development District (PD-29) for automobile sales businesses.

Planning Commission recommend that the City Council adopt amendments to Long Beach Boulevard Planned Development District (PD-29).

## **REGULAR AGENDA**

3. **Case No. 0510-02**  
Site Plan Review, Vesting  
Tentative Tract Map, Standards  
Variance  
ND 01-06

(Monica Mendoza,  
Project Planner)

RECOMMENDATION:

**Jay Scheppmann**  
**1223-1227 Long Beach Boulevard (Council District 1)**

Request for approval of Site Plan Review, Vesting Tentative Tract Map No. 65484 and Standards Variance for less than code-required dimensions for open space and courtyard area for a 51-unit condominium complex with ground floor commercial and live/work uses.

Planning Commission review and certify Mitigated Negative Declaration No. 01-06 and approve the requests for Site Plan Review, Vesting Tentative Tract Map No. 65484, and Standards Variance, subject to conditions.

4. **Case No. 0412-06**  
General Plan Amendment, PD-25  
Amendment, Zone Change, Site  
Plan Review, Lot Merger  
ND 32-04

(Lemuel Hawkins,  
Project Planner)

**Menorah Housing Foundation**  
**Anne Friedrich, President**  
**2555 Atlantic Avenue (Council District 6)**

Request for approval of a Zone Change, Amendments to the General Plan and the Atlantic Avenue Planned Development district (PD-25), Site Plan Review, and a Lot Merger for a four (4) –story, sixty-six (66)-unit low-income senior citizen apartment complex.

**RECOMMENDATION:**

Planning Commission certify Mitigated Negative Declaration No. 32-04, recommend that the City Council approve Zone Changes from single-family residential (R-1-N) and Community Automobile-Oriented (CCA) to the Atlantic Avenue Planned Development District (PD-25), recommend that the City Council approve the Amendments to the General Plan from LUD #1 and #8A to LUD #7, Mixed Uses, recommend that the City Council approve Amendments to the Atlantic Avenue Planned Development District (PD-25), and approve the requests for Site Plan Review and Lot Merger subject to conditions.

5. **Case No. 0605-35**  
Site Plan Review, Standards  
Variance, Tentative Map, General  
Plan Conformity 06-15-06,  
Mitigated Negative Declaration 08-  
05

(Jamilla Vollmann,  
Project Planner)

**Peter Zak – Lyon Realty Advisors**  
**210 E. 3<sup>rd</sup> Street (Council District 2)**

Request for approval of a Finding of General Plan Conformity for a proposed alley vacation and Site Plan Review, Standards Variance and Vesting Tentative Map No. 64636 to construct a five-story mixed-use development and parking structure with 104 residential units, approximately 15,000 square feet of commercial space and 394 parking spaces.

**RECOMMENDATION:**

Planning Commission review and consider Mitigated Negative Declaration No 08-05, approve the Site Plan Review, Standards Variance, General Plan Conformity Findings and Vesting Tentative Map, subject to conditions.

- 6. Case No. 0509-12**  
Modification, Site Plan Review
- (Monica Mendoza,  
Project Planner)
- RECOMMENDATION:
- Robert J. Norris, Jr.**  
**2198 San Gabriel Avenue (Council District 7)**
- Modification to Master Development Plan, Site Plan Review to allow the construction of two one-story family shelters at Century Villages at Cabrillo.
- Planning Commission approve Site Plan Review, subject to conditions.
- 7. Case No. 0601-11**  
Amendment to Zoning Ordinance and Subdivision Regulations  
CE 06-120
- (Steve Gerhardt,  
Project Planner)
- RECOMMENDATION:
- City of Long Beach**  
**c/o Suzanne Frick, Director of Planning and Building**  
**Citywide**
- Proposed amendment to the Zoning Ordinance and Subdivision Regulations to establish a fee related to Condominium Conversions to support the Housing Trust Fund.
- Planning Commission recommend that the City Council adopt the amendment to the Zoning Ordinance.
- 8. Case No. 0601-10**  
Amendment to Zoning Ordinance  
CE 06-115
- (Scott Mangum,  
Project Planner)
- RECOMMENDATION:
- City of Long Beach**  
**c/o Suzanne Frick, Director of Planning and Building**  
**Citywide**
- Proposed amendments to the Zoning Ordinance regarding large retail establishments.
- Planning Commission recommend that the City Council adopt the amendments 1a and 1b to the Zoning Ordinance.
- 9. Case No. 0601-12**  
Amendments to Downtown  
Planned Development District  
CE 06-114
- (Derek Burnham,  
Project Planner)
- RECOMMENDATION:
- City of Long Beach**  
**c/o Suzanne Frick, Director of Planning and Building**  
**Citywide**
- Proposed amendment to the Downtown Planned Development district related to adaptive reuse of commercial buildings.
- Planning Commission recommend that the City Council adopt the amendments to the Downtown Planned Development District (PD-30).

**10. Case No. 0601-13**  
Amendment to Zoning Ordinance  
CE 06-116

(Mercedes McLemore,  
Project Planner)

RECOMMENDATION:

**City of Long Beach**  
**c/o Suzanne Frick, Director of Planning and Building**  
**Citywide**

Proposed amendment to the Zoning Ordinance Chapter  
21.63, regarding incentives for affordable housing.

Planning Commission recommend that the City Council adopt  
the amendment to the Zoning Ordinance.

**MATTERS FROM THE AUDIENCE**

**MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING**

- a. Updates:
    - 1) City Council Actions
    - 2) General Plan Update
  - b. Preview of July 6, 2006 agenda


Study Session	Home Depot EIR Recirculation
4200 E. Anaheim	32-unit condominium
77 E. Market Street	Church
5619 E. Ocean E. Boulevard	Appeal of decision of Zoning Administrator
5505 Ackerfield	55-unit condominium conversion
2845 E. Spring Street	Aircraft sales in IG Zone
1906 E. 6 <sup>th</sup> Street	5-unit condominium conversion
4565 California Avenue	4,695 square foot addition to existing office building
- c. Other

**MATTERS FROM THE PLANNING COMMISSION**

**ADJOURN**

*The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.*